

Date: February 5, 2021**To: Jesse Steadman - Town of Stow Planning Board (planning@stow-ma.gov)****From: Jordan Mackey, Owner/Operator at Nan's Market****Re: Request to Amend the Special Use Permit for 271 Great Road**

FEB 05 2021

TOWN OF STOW
PLANNING BOARD

Nan's Market officially opened its doors to the local community on Monday November 30th. The response from local residents has been very positive. We're now providing fresh high-quality prepared take-out meals - breakfast, lunch and dinner - six days per week. We have passed all inspections (building, health, water, safety and fire protection) and will continue to maintain the highest possible standards inside and outside this facility. We're now open to the public from 7:00 a.m. to 8:00 p.m. and these operating hours will remain - for the entire property—for the foreseeable future.

We're also planning an upgrade to the surrounding grounds this coming Spring, to include small patches and planters for vegetables and herbs, with a longer-term plan to establish a gardening learning center as we progress through 2021. Our goal is to encourage local residents and their children to start their own vegetable gardens.

The new demand for convenient, healthy and safe dining experiences is here to stay. Along these lines we would like to install 10 high quality rustic wooden picnic tables and umbrellas on the property so our customers can enjoy their meals in this healthy and historic outdoor setting. This would also include several 'stations' near the tables where visitors can view an illustrated history of Stow. Maintaining and enhancing the historic nature of this property is at the core of our goal here.

The demand for hosted outdoor events is also growing. We've already had a few requests to cater small low-key private gatherings on the property, to possibly include a small tent and casual outdoor buffet service. The numbers here would be very small and would never exceed our parking lot capacity. Again, these 'once-in-a-while' private events would end by 8:00 p.m.

This location is now a strictly takeout food service and specialty grocery store. We are requesting permission for additional use for this property by adding an addendum to the Special Use Permit that was originally approved on July 1, 2015. We wish to add the option for outdoor dining on 10 picnic tables in the shaded/grassy area on the right side adjacent to the building. Our customers can then choose to bring their purchased food outside, and safely consume it in a pleasant environment in the outdoor air.

This request simply moves the original INDOOR seating approval of 41 seating capacity (per septic capacity as outlined in Section 7.15 of the original Site Plan Approval dated July 1, 2015), and moves that same 41 seat capacity to an OUTDOOR seating arrangement onto 10 high quality picnic tables with umbrellas. There will be no accommodation for any indoor dining for the foreseeable future. The existing outdoor stone patio on the other side of the building (originally approved for 14 seats) will instead be used for several outdoor retail sales displays in the Spring and Summer.

(continued on page 2)

**COMMENTS AND SUGGESTED AMENDMENTS TO THE
SPECIAL PERMIT & SITE PLAN APPROVAL DATED JULY 1, 2015**

I have attached a completed "Appendix 1" to this letter, ("Petition for Special Permit"), along with comments here on page 3.

- We wish to begin the process of amending the original Special Permit, and will follow your guidelines. Our desired timeline is agreement and full approval within 90 days - by April 15th, 2021 at the latest - with outdoor dining beginning on or around May 1st.

New Construction: We see no need for any new major outdoor construction. Minor changes will be in the interests of safety, cleanliness, proper sanitation and an upgrade to plantings/bushes, etc. Additional plantings to increase privacy on behalf of adjacent residents may be appropriate. The historic character of this property will be maintained and enhanced.

Outdoor Lighting: In the interests of safety we'll need some additional low-wattage outdoor lighting, nothing elaborate nor intrusive toward adjacent homes. These lights would be turned off soon after our 8:00 PM closing time, just like the existing parking lot lights. New lighting would comply with Sec. 7.14 of the original Special Permit and Sec. 3.8.1.5 of the Bylaws. Regarding any private events (mid-May through September only) there will likely be a need for some temporary lighting - to be removed after each event. We will provide a detailed description.

Outdoor Seating Capacity (Including the rear Slate Patio): The seating capacity for this rear slate patio area (the agreed limit of 14 (Sec. 7.9) will likely never be needed because this space will be used for retail displays during the warmer months. Outdoor seating on the picnic tables will not exceed 41 persons at any one time (per stated septic system capacity).

Planting Boxes: We're also considering building 24" inch high wooden planter boxes around the property. These planters would blend in with the overall property design, and would serve two purposes: (1) to increase safety by creating an additional barrier along stone walls and the edge of the rear patio, and (2) to offer an appealing educational experience by planting common vegetables in these planters.

I thank you for your time and consideration. I'm quite confident that the local community will appreciate these property improvements.

Please contact me at your earliest convenience and let me know how I should proceed. My cellphone is (707) 304-2638. I can provide additional information per your request, along with photos, within a few days. I will then create and deliver the required 21 copies.

Beyond the Appendix 1, I don't think I will need to submit a Development Impact Statement (DIS) / Appendix 2, since there will be no changes to the property, except for possibly a few extra bushes and low wattage lighting across the rear of the grassy area, likely mounted right on the rear property fence. In this case (electrical) I can have Steve Quinn at Quinn Electric complete the DIS regarding the lighting.

SEE APPENDIX 1 COMMENTS ON PAGE 3.

(continued on page 3)

APPENDIX 1 - COMMENTS

We are requesting an addendum to the Special Use Permit Approval originally issued on July 1, 2015, which would allow us to move the pre-approved 41 seat INDOOR dining capacity (per Section 7.15 of the original Site Plant Approval), and move that same 41 seat capacity to an OUTDOOR seating arrangement onto 10 high quality picnic tables with umbrellas. The picnic tables would be placed in the shaded/grassy area on the right side of the building and behind the parking lot.

DEVELOPMENT IMPACT STATEMENT

Description of Proposed or Possible Uses (Applicable Items Only): The only changes to the property will be evening lighting in the outdoor area. A copy of the Special Use Permit is included herein. Health Department Permit is included herein.

LOCUS PLAN: Not Applicable / was part of the original approved Property Plan.

SITE COMPOSITE PLAN: The only changes to the site will be as follows:

- The addition of 10 picnic tables with umbrellas placed in the shady area
- Signage to direct our customers to the outdoor dining area
- Outdoor lighting (for safety, which may consist of low wattage lamps along the fence and pathway lamps. Lamps will be turned off at 8:00 pm
- Additional bushes and landscaping—as needed—to complement the privacy and property-line divisions.
- A slate path across the grassy area.
- Site Utilities: Appropriate waste baskets to collect refuse as customers leave the outdoor dining area.

CONSTRUCTION DETAIL PLAN: Picnic tables will be placed relatively close to the back property line fence. Outdoor lighting fixtures—a string of lights strung from post to post—makes sense. We may include solar-powered pathway lights as well. We may also decide to install additional vertical posts (4x4 pressure-treated) for additional strung lighting. Any strung lights will be waterproof and affixed to appropriate steel cables (restaurant industry standard arrangement/products for outdoor patio dining).

LANDSCAPE PLAN: All landscaping is already installed, but we may likely add a few more bushes in perimeter areas to enhance privacy, and flowering plants and potted tomatoes and herbs to enhance the outdoor dining experience.

- The above items are the only items listed in Appendix 1 that are applicable.

Respectfully,

Jordan Mackey

Cell: (707) 304-2638

Picnic Tables: Approximate Locations



Overhead Lighting: Approximate Locations



Nans Market—Outdoor Lighting Cut Sheet

Jordan Mackey, owner/operator at Nans Market, has decades-long experience with outdoor/patio dining. Standard industry lighting will be used for this application, as illustrated below. This equipment is durable, 100% waterproof and non-intrusive low wattage.

Multiple low-wattage bulbs will be used to light the dining area around dusk each day. Lights will be turned off at closing time—8:00 pm Tuesday thru Sunday.

Installation:

An outdoor outlet will be installed by Quinn Electric in Stow (ongoing contractor for all of Nan's electrical needs). Lighting will be a continuous string, suspended along steel cables, so that one outlet with adequate amperage will be all that's required to meet electrical demand.

The lights will be strung across the dining area, approximately 8 ft. above the ground, and placed to eliminate any contact with people, umbrellas, etc. The lights will be strung from the fence to free-standing lightposts (4 or 5 pressure-treated or composite weather-sealed 4x4 poles, planted securely in gravel extending below the frost-line or secured in planters as shown below.



50 ft. standard waterproof light socket string.



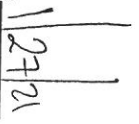
ABUTTERS LIST
271 Great Rd
MAP U11 PARCELS 19

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
00R-22 001B-2	0 GREAT RD	PLANTATION APARTMENTS II LLC		22 JOHNSTON WAY	STOW	MA	01775	63503	269
00U-10 000026	323 GREAT RD	TOWN OF STOW		380 GREAT RD	STOW	MA	01775	63833	279
00U-10 000039	305 GREAT RD	TOWN OF STOW		380 GREAT RD	STOW	MA	01775	21394	374
00U-10 000040	0 GREAT RD	TOWN OF STOW		380 GREAT RD	STOW	MA	01775	24015	51
00U-10 000041	0 GREAT RD	TOWN OF STOW		380 GREAT RD	STOW	MA	01775	63833	279
00U-10 000042	302 GREAT RD	MORRESI MARCO		302 GREAT RD	STOW	MA	01775	67163	481
00U-11 000011	256 GREAT RD	MAHON KEITH H		256 GREAT RD	STOW	MA	01775	23465	345
00U-11 000014	260 GREAT RD	LEMOINE D PETER		260 GREAT RD	STOW	MA	01775	69161	311
00U-11 000015	268 GREAT RD	HNATIO DANIEL L		268 GREAT RD	STOW	MA	01775	12282	46
00U-11 000016	272 GREAT RD	MACDONALD JAMES G		8 PARKER ST	MAYNARD	MA	01754	59547	66
00U-11 000017	274 GREAT RD	ANDERSON JAMES J		274 GREAT RD	STOW	MA	01775	12142	538
00U-11 000018	280 GREAT RD	HALLOCK FREDERICK A		280 GREAT RD	STOW	MA	01775	27670	587
00U-11 000019	271 GREAT RD	PHILLIPS HERITAGE LLC		200 BARTON RD	STOW	MA	01775	66554	592
00U-11 000020	259 GREAT RD	ESTABROOK HENRY H		259 GREAT RD	STOW	MA	01775	9959	25
00U-11 000021	245 GREAT RD	PAUL J DEVELLIS		245 GREAT RD	STOW	MA	01775	73918	470
00U-11 000022	159 CRESCENT ST	CLEARY SARAH		159 CRESCENT ST	STOW	MA	01775	43232	237
00U-11 000023	155 CRESCENT ST	MCCARTHY BRIAN		155 CRESCENT ST	STOW	MA	01775	44517	357
00U-11 000024	151 CRESCENT ST	JOHNS IRREVOCABLE TRUST		151 CRESCENT ST	STOW	MA	01775	63820	572
00U-11 000025	143 CRESCENT ST	YOUNG WILLIAM T		143 CRESCENT ST	STOW	MA	01775	20614	67
00U-11 000027	135 CRESCENT ST	MAJOR VICTORIA		135 CRESCENT ST	STOW	MA	01775	67133	182
00U-11 000028	133 CRESCENT ST	KORN DAVID L		133 CRESCENT ST	STOW	MA	01775	23137	50
00U-11 13-183	22 JOHNSTON WY	PLANTATION APARTMENTS LP	C/O MARVIN F. POER & COMPANY	PO BOX 52427	ATLANTA	GA	30355	44383	35

Certified by the Stow Board of Assessors:



Date Certified or Re-Certified:



Ft:

